

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: OCTOBER 17, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-23483 - APPLICANT: GREENSTREET PROPERTIES LLC - OWNER: OLYMPIA GROUP LLC**

---

**\*\* CONDITIONS \*\***

The Planning Commission (5-0-1/sd vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Conformance to the conditions for Major Modification (MOD-7588) and Special Use Permits (SUP-7589), (SUP-7590), (SUP-7591), and (SUP-7592) if approved.
2. Site Development Plan Review (SDR-7594) shall be expunged for this portion of the site.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/27/07, except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with an future building permit applications related to the site.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. If not already constructed at the time of development, construct full-width street improvements on Oso Blanca Road adjacent to this site including a southbound left turn lane at Farm Road. Design and construction shall comply with Town Center Standards and meet Nevada Department of Transportation standards. In addition, extend a minimum of two additional lanes of asphalt paving, for a total of 4 lanes, from the south edge of this site to tie into Durango Drive; temporary paving is acceptable for this extension. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Coordinate with Traffic Engineering to determine requirements for signalization of the northern most driveway prior to the submittal of any construction drawings. The southernmost driveway accessing this site may be restricted in the future as determined by the City of Las Vegas Traffic Engineer.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
19. Landscape and maintain all unimproved right-of-way, if any, on adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed 110,773 square foot commercial center on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane.

Note the applicant is amending an approved Site Development Plan Review (SDR-7594) by adding 8,750 square feet of commercial development to the site and an additional parcel to the north. The proposed project is consistent with Title 19 and Town Center Development Standards; therefore staff recommends approval.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
11/15/00	The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(17)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
12/18/02	City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
04/07/02	The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. Planning Commission and staff recommended approval.
01/05/05	The City Council approved Special Use Permit applications (SUP-5427 through SUP-5435) for a drive-throughs, supper clubs, and restaurant service bars for the subject site. The Planning Commission and staff recommended approval.

09/07/05	The City Council approved a Site Development Plan Review (SDR-7594) for a proposed 101,320 square foot commercial and 777 unit residential development with Waivers of the parking lot, foundation and perimeter landscape requirements and Town Center Development Standards for two-story maximum height, single story office, and 20-foot landscape berm requirements on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.
09/07/05	The City Council approved a request for a Major Modification (MOD-7588) of the Town Center Development Standards Manual from SC-TC (Service Commercial- Town Center) to SX-TC (Suburban Mixed Use- Town Center) and GC-TC (General Commercial) Special Land use Designations on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Special Use Permit (SUP-7589) for a proposed high density residential (single use) development, a Special Use Permit (SUP-7590) for a proposed Supper Club, a Special Use Permit (SUP-7591) for a proposed Liquor Establishment (Off-Sales) and a Special Use Permit (SUP-7592) for a proposed Tavern at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.
09/13/07	The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #52/jm).
<b><i>Pre-Application Meeting</i></b>	
06/28/07	A pre-application was held with the applicant. The applicant proposed to add an additional parcel and 10,000 square feet to a previously approved Site Development Plan Review (SDR-7594). The applicant was informed that this would be an amendment to the Site Development Plan Review which would require a new Site Development Plan Review. The applicant was informed of any changes to the Town Center Development Standards Manual. Submittal requirements were then discussed in detail.
<b><i>Field Check</i></b>	
08/09/07	A field check was made on site. The site is currently vacant with a definite change in grade across the site. The site for the proposed multi-family development to the west is also vacant and undeveloped.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	11.21

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use) and GC-TC (General Commercial)	T-C (Town Center District)
North	US-95	US-95	US-95
South	Undeveloped	SC-TC (Service Commercial)	T-C (Town Center District)
East	Undeveloped	SC-TC (Service Commercial)	T-C (Town Center District)
West	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center District)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
T-C Town Center District	X		Y
<b>Trails</b>		X	Y
<b>Rural Preservation Overlay District</b>		X	Y
<b>Development Impact Notification Assessment</b>		X	Y
<b>Project of Regional Significance</b>		X	Y

## DEVELOPMENT STANDARDS

*Pursuant to Town Center Development Standards, the following standards apply:*

<b><i>Standard (GC-TC &amp; SX-TC)</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	49 Feet	Y
Max. Building Height	2 stories	2	Y
Trash Enclosure	Screened, roofed	Screened, roofed	Y
Mech. Equipment	Screened	Screened	Y

*Pursuant to Town Center Development Standards, the following landscape standards apply:*

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Parking Area	1 Tree/ 6 parking spaces	102 Trees	137 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	125 Trees	127 Trees	Y
<b>TOTAL</b>		227 Trees	264 Trees	Y
Min. Zone Width along Right of Way	15 Feet		15 Feet	Y
Open Space	20%		22%	Y

*Pursuant to Title 19.10, the following parking standards apply:*

In addition to the 2,120, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	110,773 SF	1:250 SF	435	9	594	14	
<b>TOTAL</b>			444		608		Y
Loading Spaces			3		3		Y

## ANALYSIS

- Zoning**

The subject property is designated GC-TC (General Commercial – Town Center), which allows the proposed retail uses. Special Use Permits have been approved for a proposed Supper Club (SUP-7590), a Liquor Establishment (Off-Sales) (SUP-7591) and a Tavern (SUP-7592).

- Site Plan**

The site is currently undeveloped. This proposal is a modification of the previously approved Site Development Plan Review (SDR-7594), which was approved on 09/07/05. The other approved portion (SDR-7594), which comprised 777 multi-



family units, is located on a 21.8 acre parcel west across Oso Blanca Road and is not a part of this proposal. The new proposal is an amendment to the commercial portion of the approved SDR-7594. The following chart below compares the previous approval with this current proposal:

	<b>SDR-7594</b>	<b>New Proposal</b>
Commercial Development	101,320 SF	110,070 SF
Parking provided	459 spaces	608 spaces
Open Space	20%	22%
Height	2 stories	2 stories
Architectural Design	Same	Same
Access	Two Access points- Oso Blanca middle of the site, Oso Blanco aligned with Severence	Two Access points - Oso Blanca middle of the site, Oso Blanco aligned with Farm Road

The applicant proposes an 110,070 square foot commercial development with eight buildings spaced throughout the 11.43 acre site. The largest massing of buildings is located on the southeastern portion of the site while another three proposed buildings are located on the west and northwest portion of the site along Oso Blanca Road.

There are two driveways to access the site. An access to the site is provided at the middle of the western portion of the site by one 50-foot six-inch wide driveway on Oso Blanca Road, a proposed 100 foot wide street. The second access driveway is provided at the northwestern portion of the site by one 30-foot driveway which is parallel with Farm Road to the west.

The proposed commercial establishment requires 444 parking spaces. The submitted site plan indicates 608 spaces will be provided with 14 handicap accessible spaces spaced throughout the site; therefore, the site meets Title 19.10 Parking Standards.

- **Landscape Plan**

Pursuant to Town Center Development Standards is required to provide a 15 foot landscape buffer along Oso Blanca with trees provided every 30 linear feet. The applicant is proposing a 15 foot landscape buffer along Osa Blanca with Date Palm trees. The applicant provides 137 trees along the perimeter of the project where 102 trees are required; therefore, the site meets landscape standards.

Pursuant to Title 19.10 Parking Standards the applicant is required to provide one landscape island per six spaces. The applicant provides 132 trees where 107 trees are required. The applicant meets these standards.



- **Elevation**

The applicant proposes the same height and materials approved in the previous approval (SDR-7594). All the buildings are one story in height, except for the building labeled “Major Building A”, which is two stories. The 51-foot 9 inch clock tower is still a component of “Retail Building A”; however, the building has moved from the northeast portion of the site to the northwest along Oso Blanca.

The submitted elevations depict the use of stucco as the primary façade material, with tile wainscoting at column bases and stone veneer on the pilasters. The proposed colors are within the range of “desert neutrals” recommended by the Development Standards, with orange and rust accent colors. Trellis structures and arcades will be provided to shade the walkways adjacent to the buildings and to provide visual interest. A detailed cornice is provided at the top of the parapet walls, and some variation in the height of the parapet is provided at the principal anchor spaces.

## **FINDINGS**

The following findings must be made for an SDR:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development is compatible with surrounding development.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed project is consistent with Title 19 and Town Center Development Standards.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The development has access to a Frontage Road, Secondary Collectors and is adjacent to a Primary Arterial, all of which contribute to carrying the capacity of traffic generated by the project.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The proposed building materials are generally consistent with City standards and will be appropriate for the area.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The proposed building elevations are consistent with other retail centers in the area and will create a unified architectural theme for the development.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

#### **PLANNING COMMISSION ACTION**

Condition #1 was amended as shown.

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

8

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 237 by Planning Department

**APPROVALS** 1

**PROTESTS** 1